

LAND REDEVELOPMENT — COCKBURN AND KWINANA

590. Hon SIMON O'BRIEN to the minister representing the Minister for Lands:

I refer to land earmarked for future redevelopment for general and marine industry in the Cockburn and Kwinana local government areas.

- (1) Is the minister aware that current owners are in a difficult position because they are unable to realise the value in their properties because the government will not buy the properties?
- (2) How many properties remain to be purchased by government in the Wattleup and Munster areas?
- (3) How many requests for government to purchase remain unaddressed?
- (4) What are the government's intentions in regard to concluding this matter?

Hon KEN BASTON replied:

I thank the honourable member for some notice of the question.

- (1)–(4) I am aware that the member has previously made representations on behalf of his constituents who own land in the area known as Latitude 32 and are experiencing hardship in selling their properties. The Hope Valley–Wattleup Redevelopment Act required the establishment of an industrial estate over the area now known as Latitude 32, and required government to acquire all properties within the Wattleup and Hope Valley town sites. All 461 properties within these town sites have now been acquired by government. The act did not require government to acquire properties outside the town sites but within the Latitude 32 area, as it was envisaged that private developers would acquire these properties on the private market. It is acknowledged that some of the owners of these properties are now in a difficult position for health and other reasons, and are unable to sell their properties due to the planning uncertainty created whilst the land use goes through the process of rezoning from rural to industrial.

For landowners experiencing hardship a policy has been available, and LandCorp receives \$6.6 million per annum in community service obligation funding to administer planning within Latitude 32, but also to undertake hardship acquisitions. Each hardship request to purchase land is dealt with on an individual basis, subject to meeting hardship criteria and funding being available. LandCorp is currently dealing with five priority hardship cases, and has contracted to purchase three of these properties, with negotiations ongoing with the other two landowners. These acquisitions will be funded from 2013–14 and 2014–15 community service obligation funding. Due to representations from Hon Simon O'Brien and other members earlier this year, the government has committed to fast-tracking local structure planning required to rezone land to industrial to deliver planning certainty. Structure planning will be completed on a staged basis over the next three years, with the majority of landowners being in a position to develop their land within nine to 18 months, as the necessary planning framework will be in place. LandCorp will continue to deal with urgent hardship cases within existing funding arrangements until planning certainty has been delivered. Government has also committed to consider increasing CSO funding to support additional hardship acquisitions, and will make a determination on this shortly.